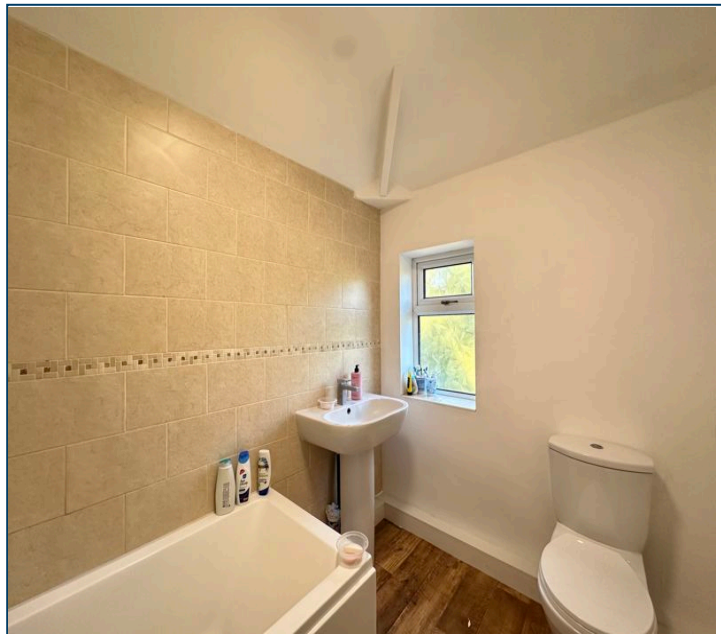
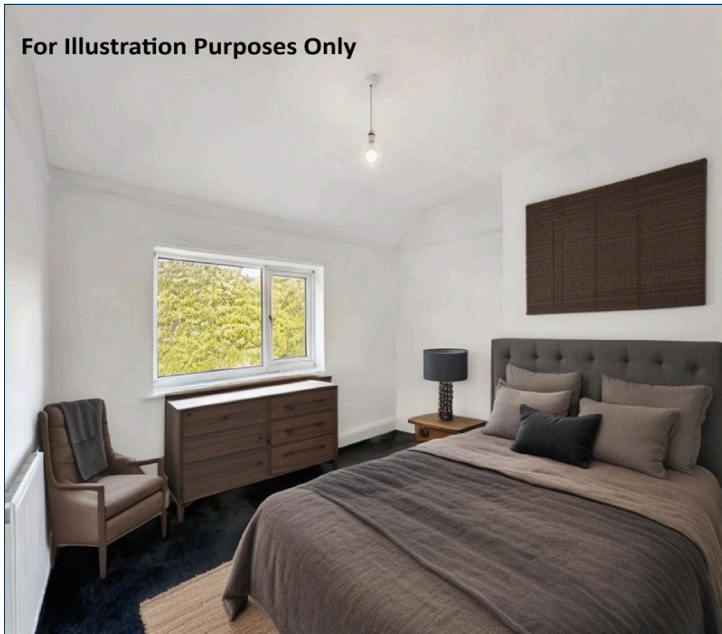


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For Illustration Purposes Only



For Illustration purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		84
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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2 Alamo House, Pontefract, West Yorkshire WF8 1BN

t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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Grove Lea Crescent, Pontefract, WF8 2QL Three Bedroom Semi-Detached, **Offers in Excess of £190,000**

Well Maintained Throughout : Modern Kitchen : Large Lounge and Dining Room : Three Piece Family Bathroom : Spacious Bedrooms Throughout : Sunny Positioned Gardens to Front and Rear : Tandem Driveway : Close to Local Amenities and Schools : Viewing Highly Recommended to Appreciate

PROPERTY DETAILS

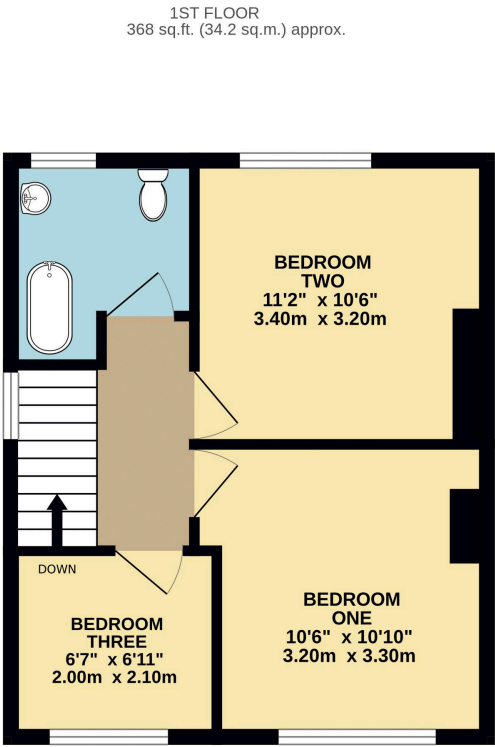
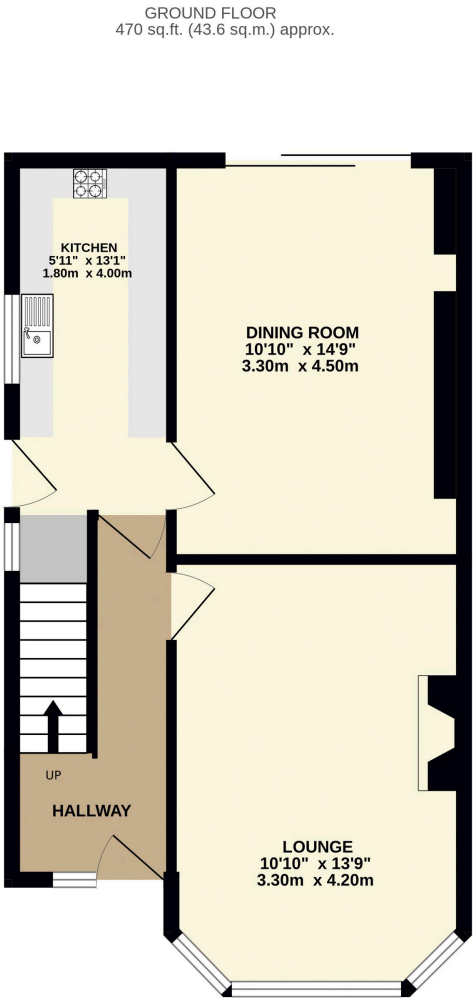
Enfields are delighted to offer for sale this three bedroom semi-detached property situated within a popular residential area of Pontefract.

Well-presented throughout, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The accommodation briefly comprises to the ground floor; reception hallway, lounge, dining room and kitchen. To the first floor; two double bedrooms, good sized single bedroom and house bathroom.

The property further benefits from having a sunny positioned garden to the rear which includes a decked area that is ideal for outside entertaining. Multiple off-street parking is provided by means of an tandem driveway. Available with no onward chain an internal viewing is highly recommended and to fully appreciate what the property has to offer. Freehold: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance Hallway

12' 2" x 5' 11" (3.7m x 1.8m)

Enter through UPVC door with double glazed opaque window panel to front aspect, UPVC double glazed window to front aspect, gas central heated radiator, doors leading into other rooms and stairs leading to the first floor landing.

Lounge

11' 2" x 10' 10" (3.4m x 3.3m)

A feature gas fireplace with a wooden 'Adam' style surround and a marble hearth and back, gas central heated radiator, UPVC double glazed windows to front aspect in a bay.

Kitchen

13' 1" x 5' 11" (4m x 1.8m)

Matching high and low level storage units with laminate marble effect surfaces over and complimentary tiled splashbacks, an inset sink with half sink, drainer and chrome mixer tap, integrated four-ringed gas hob with oven and grill beneath with extractor fan over, space and plumbing for washing machine, UPVC double glazed window to side aspect, UPVC double glazed door with opaque window panel to side aspect and a useful under stair storage cupboard with room for fridge freezer, door leading through to dining room.

Dining Room

14' 9" x 10' 10" (4.5m x 3.3m)

Gas central heated radiator and UPVC double glazed sliding doors leading to rear garden.

First Floor Landing

UPVC double glazed window to side aspect, loft access and doors leading to other rooms.

Bedroom One

10' 10" x 10' 6" (3.3m x 3.2m)

Gas central heated radiator and UPVC double glazed window to front aspect.

Bedroom Two

11' 2" x 10' 6" (3.4m x 3.2m)

Gas central heated radiator and UPVC double glazed window to rear aspect.

Bedroom Three

6' 11" x 6' 7" (2.1m x 2m)

UPVC double glazed window to front aspect.

House Bathroom

8' 10" x 5' 11" (2.7m x 1.8m)

Three-piece suite comprising of low level W/C with soft close mechanism, pedestal handwash basin with chrome mixer tap and a panelled bathtub with chrome mixer tap and mains fed thermostatic controlled shower head attachment over, tiled walls to splash prone areas, vinyl wood effect flooring, gas central heated radiator and UPVC double glazed opaque window to rear aspect.

Outside

Front of the property garden which is mainly laid to lawn with brick walling and timber fencing to boundaries, rear garden accessed via side of property through a large timber double gate and being of good size, partly laid to lawn, an outside water supply and timber fencing to boundaries, multiple off street vehicle parking is provided by means of a tandem driveway.

Property Particulars: D1